



City of NORFOLK

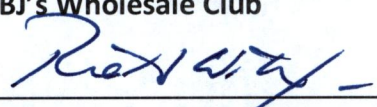
C: Dir., Department of City Planning

To the Honorable Council
City of Norfolk, Virginia

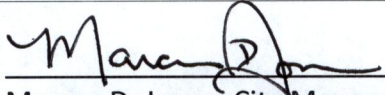
April 14, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special Exception to operate a Gas Station at 5832 East Virginia Beach Boulevard
– BJ's Wholesale Club**

Reviewed: 
Ronald H. Williams, Jr., Deputy City
Manager

Ward/Superward: 4/7

Approved: 
Marcus D. Jones, City Manager

Item Number: **R-9**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special Exception to operate a gas station.
- IV. **Applicant:** BJ's Wholesale Club
- V. **Description**
 - This request allow BJ's Wholesale Club to redevelop the vacant outparcel site to accommodate a gas station for its customers.
 - The location will not include a convenience store and no alcohol sales will be permitted.

	Proposed Operations
Hours of Operation	6:30 a.m. until 9:30 p.m., Monday through Saturday 6:30 a.m. until 7:30 p.m., Sunday

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

- Staff Report to CPC dated March 26, 2015 with attachments
- Letter of opposition – 7-Eleven franchise operator
- Letter of support – Lake Taylor Civic League
- Proponents and Opponents
- Ordinance



City of NORFOLK

Planning Commission Public Hearing: March 26, 2015

Executive Secretary: George M. Homewood, AICP, CFM *GH*

Staff: Matthew Simons, CFM *MS*

Staff Report		Item No.: 7
Address	5832 East Virginia Beach Boulevard	
Applicant	BJ's Wholesale Club	
Request	Special Exception	Gas Station
Property Owner	JANAF Shopping Center, LLC	
Site Characteristics	Site Area	1.37 acres
	Zoning	C-3 (Retail Center)
	Neighborhood	Lake Taylor
	Character District	Suburban
Surrounding Area	North	C-3: BJ's Wholesale Warehouse
	East	C-3: El Rodeo Mexican Restaurant
	South	C-3: 7-Eleven gas and convenience
	West	C-3: SunTrust Bank



A. Summary of Request

- This request would allow BJ's Wholesale Club to redevelop the vacant outparcel site to accommodate a gas station for its customers.
 - The location will not include a convenience store and no alcohol sales will be permitted.
- The site is located along the north side of East Virginia Beach Boulevard, between the eastern and western entrances to the JANAF Shopping Center, along a heavily traveled commercial corridor.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

The use is permitted in the C-3 district by Special Exception.

	Proposed Operations
Hours of Operation	6:30 a.m. until 9:30 p.m., Monday through Saturday 6:30 a.m. until 7:30 p.m., Sunday

ii. Parking

- The site is located in the Suburban Character District, which requires one parking space per 125 square feet of building area for a gas station.
 - Using this ratio, the proposed BJ's Gas Station, with a 400 square foot office kiosk, would need to accommodate three parking spaces.
 - Four spaces are provided which complies with the requirement.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low risk flood zone.

D. Transportation Impacts

- Institute of Transportation Engineers figures estimate that this new gas station will generate 2,023 vehicle trips per day.
- East Virginia Beach Boulevard adjacent to the site is not identified as a severely congested corridor in the current update to regional Hampton Roads Congestion Management analysis.
- Experience indicates that majority of travel to the type of use proposed would will not be new trips on the surrounding streets; instead, motorists already traveling the corridors will stop in on their way to somewhere else.

E. Impact on the Environment

The redevelopment of the site will be required to be approved through the Site Plan Review process and will meet city development regulations, including landscaping and stormwater requirements.

F. Impact on Surrounding Area/Site

Redevelopment of a currently vacant site to accommodate a gas station should not have a negative effect on the surrounding area, where commercial uses are directly adjacent.

G. Payment of Taxes

The owner of the property is current on all real estate taxes.

H. Civic League

Letter was sent to the Lake Taylor Civic League on February 4.

I. Communication Outreach/Notification

- Legal notice was posted on the property on January 20.
- Letters were mailed to all property owners within 300 feet of the property on March 12.
- Legal notification was placed in *The Virginian-Pilot* on March 12 and 19.

J. Recommendation

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the facility shall be from 6:30 a.m. until 9:30 p.m., Monday through Saturday, and from 6:30 a.m. until 7:30 p.m., Sunday. Operation of a gas station on the premises outside of the hours of operation listed herein shall be prohibited.
- (b) The site shall be developed in accordance with the conceptual plan attached hereto and marked "Exhibit A," as prepared by Kimley Horn and Associates, Inc., dated February 9, 2015, subject to any required revisions made during the City's Site Plan Review process.
- (c) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance with the provisions of section 16-6 of the *Zoning Ordinance of the City of Norfolk*, 1992 (as amended).
- (d) A hazardous materials management plan shall be prepared and submitted to the Department of Planning, detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the dispensing of fuel to occur on the property to mitigate the potential for hazardous liquid absorption into groundwater or surface waters. Once approved, the plan shall be fully and continuously implemented.

- (e) Notwithstanding any other regulations pertaining to temporary window signage within Chapter 16 of the *Zoning Ordinance of the City of Norfolk*, 1992 (as amended), no less than 85% of the glass areas of the ground floor of the kiosk building shall be transparent as defined within the *Zoning Ordinance*.
- (f) No vehicle associated with this facility shall be parked within any sight triangle, public right-of-way or on any unimproved surface.
- (g) The dumpster shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (h) During all hours of operation, the facility operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) The property shall be kept in a clean and sanitary condition at all times.
- (j) No business license shall be issued until conditions (b), (c) and (d) have all been implemented fully on the site.
- (k) The facility shall maintain a current, active business license at all times while in operation.

Attachments:

- Location Map
- Zoning Map
- Application
- Physical Survey
- Conceptual Site Plan
- Example Elevations/Signage
- Letter to the civic league


Proponents and Opponents

Proponents

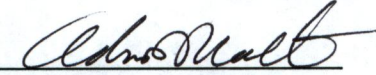
Randy Royal – Applicant
Kimley-Horn & Associates
4500 Main Street, Suite 500
Virginia Beach, VA 23462

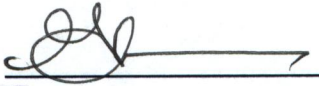
Opponents

None

Form and Correctness Approved: 

Contents Approved: 

By 
Office of the City Attorney

By 
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION TO PERMIT THE OPERATION OF A GAS STATION (SALES ONLY) KNOWN AS "BJ'S WHOLESALE" ON PROPERTY LOCATED AT 5832 EAST VIRGINIA BEACH BOULEVARD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to permit the operation of a Gas Station (sales only) known as "BJ's Wholesale" on property located at 5832 East Virginia Beach Boulevard. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 185 feet, more or less, along the northern line of East Virginia Beach Boulevard, beginning 632 feet, more or less, from the eastern line of North Military Highway and extending eastwardly; premises numbered 5832 East Virginia Beach Boulevard.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the facility shall be from 6:30 a.m. until 9:30 p.m. Monday through Saturday and from 6:30 a.m. until 7:30 p.m. on Sunday. Operation of a gas station on the premises outside of the hours of operation listed herein shall be prohibited.
- (b) The site shall be developed generally in accordance with the attached conceptual site plan prepared by Kimley Horn and Associates, dated February 9, 2015, attached hereto and marked as "Exhibit A", subject to any revisions that may be required by the City during the site plan review process.
- (c) Landscaping shall be installed and maintained at the base of any freestanding sign in accordance

with the provisions of Section 16-6 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended).

- (d) A hazardous materials management plan shall be prepared and submitted to the Department of Planning, detailing the methods to be employed in order to mitigate the infiltration of petroleum-based materials or waste associated with the dispensing of fuel to occur on the property to mitigate the potential for hazardous liquid absorption into groundwater or surface waters. Once approved, the plan shall be fully and continuously implemented.
- (e) No vehicle associated with this facility shall be parked within any sight triangle, public right-of-way or on any unimproved surface.
- (f) The dumpster shall be gated and not visible from any public right-of-way, and will be screened with masonry walls that complement the proposed building.
- (g) Notwithstanding any other regulations pertaining to temporary window signage in Chapter 16 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), no less than 85% of the glass areas of the ground floor shall remain transparent as defined in the Zoning Ordinance.
- (h) At all times the facility shall maintain a current, active business license and shall remain current on all applicable local taxes that may become due.
- (i) During all hours of operation, the facility operator shall be responsible for maintaining the premises and those portions of public rights-of-way improved by sidewalk or any parking lot adjacent to the premises regulated by the Special Exception to keep it free of litter, refuse, solid waste, and debris.
- (j) No business license shall be issued until conditions (b), (c) and (d) have been implemented in their entirety.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

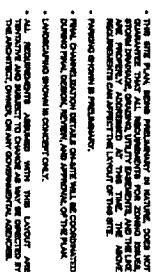
- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;

- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (1 page)



Location Map

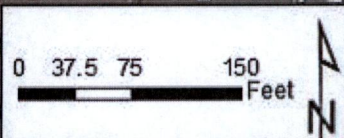
BJ'S WHOLESALE CLUB



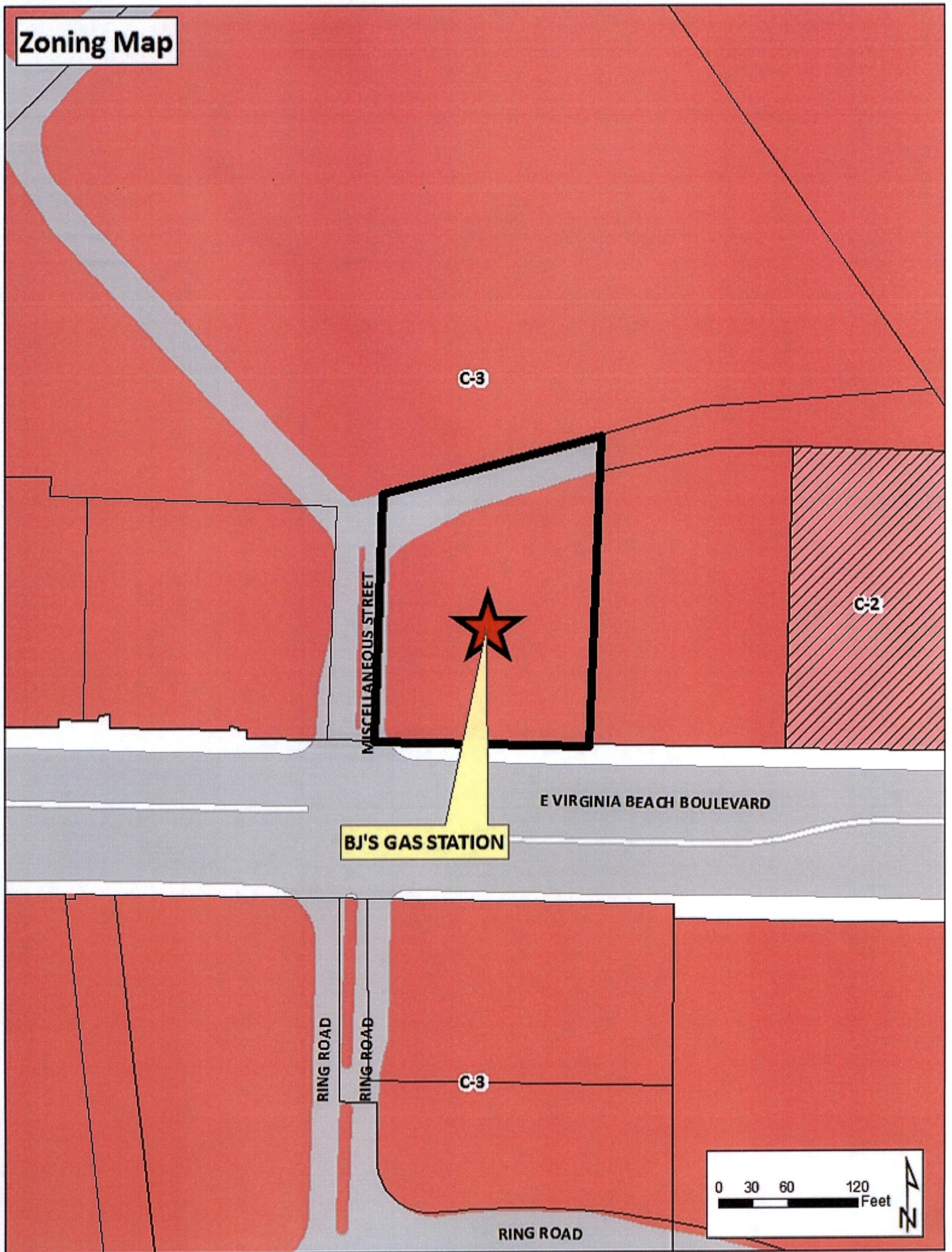
MISCELLANEOUS STREET

E VIRGINIA BEACH BOULEVARD

RING ROAD
RING ROAD



Zoning Map





APPLICATION SPECIAL EXCEPTION

Special Exception for: Gasoline sales

Date of application: January 12, 2014

DESCRIPTION OF PROPERTY

Property location: (Street Number) 5832 (Street Name) E. Virginia Beach Blvd.

Existing Use of Property Vacant

Current Building Square Footage 0

Proposed Use BJ's Gas Station which includes 6 pumps (12 vehicle fueling positions) with
overhead canopy, 400 s.f. attendant kiosk, three underground storage tanks (20,000 gallon,
20,000 gallon and 24,000 gallon), emergency back-up generator with 400 gallon above ground storage
tank, dumpster enclosure, air machine, signage and lighting.

Proposed Square Footage Attendant's kiosk - 400 s.f.

Proposed Hours of Operation:

Weekday From 6:30 am To 9:30 pm

Friday From 6:30 am To 9:30 pm

Saturday From 6:30 am To 9:30 pm

Sunday From 6:30 am To 7:30 pm

Trade Name of Business (If applicable) BJ's Gas

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

APPLICANT/ PROPERTY OWNER

1. Name of applicant: (Last) BJ's Wholesale Club (First) _____ (MI) _____

Mailing address of applicant (Street/P.O. Box): 25 Research Drive

(City) Westborough (State) MA (Zip Code) 01581

Daytime telephone number of applicant (774) 512-7964 Fax number () _____

E-mail address of applicant: pthomas@bjs.com

2. Name of ^{Ground Lessor} ~~property owner~~: (Last) JANAF Shopping Center, LLC (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): 320 N. Main Street, Suite 200

(City) Ann Arbor (State) MI (Zip Code) 48104

Daytime telephone number of owner (734) 769-8520 Fax number (757) 459-2229

CIVIC LEAGUE INFORMATION

Civic League contact: Anthony Speight, Lake Taylor Civic League, 757-321-4800 ext 530

Date(s) contacted: 01-09-2015 via phone

Ward/Super Ward information: _____

REQUIRED ATTACHMENTS:

- ✓ Required application fee, **\$355.00** (if check, make payable to Norfolk City Treasurer).
 - Application fee includes a non-refundable \$5 technology surcharge.
 - ✓ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
 - Existing and proposed building structures
 - Driveways
 - Parking,
 - Landscaping
 - Property lines (*see attached example).
-

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: Maggie Spillane Sign: [Signature] / 01 / 09 / 15
(Property Owner or Authorized Agent Signature) (Date)

Print name: _____ Sign: _____ / _____ / _____
(Applicant or Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised December, 2014)

CERTIFICATION:

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: _____ Sign: _____ / _____ / _____
(Property Owner or Authorized Agent Signature) (Date)

Print name: PETER J. THOMAS Sign:  1 / 7 / 15
(Applicant or Authorized Agent Signature) (Date)

Peter Thomas
Senior Vice President
Director of Real Estate/
Property Development

NOTES:

- THE PROPERTY SHOWN HEREON FALLS WITHIN FLOOD ZONE X, AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP FOR THE CITY OF NORFOLK, VIRGINIA COMMUNITY MAP (FLOOD ZONE X) AND LAST DATED SEPTEMBER 2, 2009.
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED C-3 (RETAIL CENTER DISTRICT).
- THE PROPERTY SHOWN HEREON IS CURRENTLY ZONED C-3 (RETAIL CENTER DISTRICT).
- MINIMUM LOT WIDTH: 125 FEET.
PRINCIPAL BUILDING SETBACK REQUIRED YARDS:
SIDE YARDS: 10 FEET
REAR YARD: 10 FEET
CORNER: 10 FEET
INTERIOR: 10 FEET
10 FEET WHERE APPLICABLE, A TEN-FOOT BUFFER SHALL BE PROVIDED.
MAXIMUM BUILDING HEIGHTS: 60'
- THE MERIDIAN SURVEY OF THIS SURVEY IS BASED ON THE VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983/1984 ADJUSTMENT. POINTS USED TO ESTABLISH THE COORDINATE VALUES SHOWN HEREON ARE GPS MONITOR.
- THE VERTICAL DATUM OF THIS SURVEY IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE CITY OF NORFOLK CONTAINS REFERENCE POINTS USED TO ESTABLISH THE ELEVATION VALUES SHOWN HEREON IS CHN054.
- WITH RESPECT TO ITEMS 16, 17 AND 18 CONTAINED IN TABLE A OF THE OPTIONAL SURVEY, RESURVEYING AND SUPERSEDITIONS DETAILED IN THE ALTA/ACSM LAND TITLE SURVEY REQUIREMENTS, WE OFFER THE FOLLOWING OBSERVATIONS OF SUBJECT PROPERTY:
(16) WE OBSERVED NO EVIDENCE OF CURRENT EARTH MOVING ACTIVITIES OR BUILDING CONSTRUCTION.
(17) WE OBSERVED NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIR. THE CITY OF NORFOLK PROPOSES NO CHANGES TO THE STREET RIGHT OF WAY.
(18) WE OBSERVED NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY.
- THE UNDERGROUND UTILITIES SHOWN HEREON AND FURTHER IDENTIFIED AS OPERATOR LOCATED UTILITIES ARE IN FACT THE HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES AS MARKED BY THE OPERATORS OF THOSE UTILITIES OR THEIR AGENTS, AS REQUIRED BY THE VIRGINIA UNDERGROUND UTILITY DAMAGE PREVENTION ACT, ENR-265.19. OF THE ACT REQUIRED THAT THE OPERATOR SHALL MARK THE APPROXIMATE HORIZONTAL LOCATION OF THE UNDERGROUND UTILITY LINE ON THE GROUND TO WITHIN TWO FEET OF EITHER SIDE OF THE UNDERGROUND UTILITY LINE. THEREFORE, THE ACTUAL LOCATION OF ANY UNDERGROUND UTILITY LINE SHOWN HEREON AND IDENTIFIED AS OPERATOR LOCATED UTILITIES MAY VARY AS MUCH AS TWO FEET PLUS THE WIDTH OF THE UTILITY ON EITHER SIDE OF THE LOCATION SHOWN HEREON. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE, NON-EXISTENCE, SIZE, TYPE, LOCATION, ALIGNMENT OR DEPTH OF ANY OR ALL UNDERGROUND UTILITIES OR OTHER FACILITIES.
- MISS UTILITY TICKET NUMBER: 8-500-601-730

Exceptions Contained in Fidelity National Title Insurance Company
File No. SHC14-805, Effective Date: 10/26/2014

- The Cross Access Agreement recorded in Deed Book 2534, at Page 311 affects the property shown herein. There are no platable easements.
- The Declaration, Restrictions, Easements and Conditions recorded in Deed Book 1223, at Page 53 affects the property shown herein there are no platable easements.
- The Special Warranty Deed recorded in Instrument No. 0200025058 affects the property shown herein there are no platable easements.
- The Memorandum of Amendments recorded in Instrument No. 0200003568 and Instrument No. 1200000323 affects the property shown herein there are no platable easements.
- The easement in favor of Virginia Electric and Power Company recorded in Deed Book 1232, at Page 561 affects the property and is shown herein.
- The easements in favor of Virginia Electric and Power Company recorded in Deed Book 1260, at Page 161, 165 and 196; Deed Book 1572, at Page 374; Deed Book 1644, at Page 279 do not affect the property shown herein.
- The easement in favor of Virginia Electric and Power Company recorded in Deed Book 225, at Page 194 and Deed Book 413, at Page 153 does not affect the property shown herein.
- The easement in favor of Virginia Electric and Power Company recorded in Deed Book 1210, at Page 77 affects the property and is shown herein.
- The Traffic Control Easement in favor of the Commonwealth of Virginia recorded in Deed Book 1910 at Page 249 affects the property and is shown herein.
- The easements in favor of Commonwealth Transportation Commission recorded in Deed Book 2066, at Page 446 does not affect the property shown herein.
- The easement in favor of Commonwealth Transportation Commission plane recorded in Deed Book 2715, at Page 633 affects the property and is shown herein.
- The easements in favor of Virginia Electric and Power Company recorded in Deed Book 2657, at Page 374 affects the property and is shown herein. The easements in Deed Book 2753, at Page 453 and Page 470; Deed Book 2705, at Page 250 and Deed Book 2854, at Page 690 does not affect the property shown herein.
- The easement in favor of the City of Norfolk recorded in Deed Book 2804, at Page 628 does not affect the property shown herein.
- The easement in favor of the City of Norfolk recorded in Deed Book 2804, at Page 637 does not affect the property shown herein.
- The easement in favor of Bell Atlantic recorded in Deed Book 2809, at Page 52 affects the property and is shown herein.
- The easements as shown on Commonwealth Transportation Plans recorded in Deed Book 2715, at Page 527 does not affect the property shown herein.
- The Declaration of Conveyance recorded in Deed Book 2843, at Page 441 does not affect the property shown herein.
- The Declaration of Conveyance recorded in Deed Book 2826, at Page 653 does not affect the property shown herein.
- The rights of others to use the easements described in Schedule A, Exhibit A affects the property shown herein. There are no platable easements.
- The easement in favor of Chesapeake and Potomac Telephone Company recorded in Deed Book 131, at Page 413 affects the property and is shown herein.
- The Agreement, Conditions and Restrictions recorded in Instrument No. 990019135 affects the property shown herein. There are no platable easements.
- The Terms, Conditions and Easements recorded in Instrument 020038002 affects the property shown herein there are no platable easements.
- The easements shown on plot recorded in Map Book 54, at Page 82 affect the property and are shown herein.

Legal Description

All that certain lot, place or parcel of land, situate, lying and being in the City of Norfolk, Virginia, and being known, marked and designated as "Parcel GL-7" on that certain subdivision plat entitled "Subdivision of JANAF Ground Leased Parcels" prepared by Boleyn and Grigg, Ltd. dated February 1, 2002, and recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, in Map Book 54, page 64.

TOGETHER WITH those certain rights and privileges and non-exclusive easements as contained in Sections 5(a), 5(b) and 5(c) of the Easements with Covenants and Restrictions Affecting Land recorded in the Clerk's Office as Instrument No. 020038002.

TOGETHER WITH those certain rights and privileges and non-exclusive easements for vehicular and pedestrian ingress and egress, access and parking contained in those certain instruments recorded in the Clerk's Office in Deed Book 2334, page 311 and in Deed Book 1223, page 53.

SURFACE TYPE LEGEND

- CONCRETE
- WOOD DECK
- GRASS
- PAVEMENT

EXISTING TREE LEGEND

- SYN ABBR NAME
- ONE CREPE MYRTLE
- ONE DECIDUOUS
- PLM PALM

LINE TYPE LEGEND (SCALE 1:2)

- MISS UTILITY ORANGE PAINT
- CENTRELINE OF DITCH
- ELECTRIC EASEMENT
- MISS UTILITY RED PAINT
- ELECTRIC OVERHEAD WIRE
- CHAINLINK FENCE
- FORCE MAIN PIPE
- EDGE OF PAVEMENT
- EDGE OF PLANTING BEDS
- ADJACENT PROPERTY
- CENTRELINE OF ROAD
- SEWER PIPE
- EDGE OF SHULDER ROW
- STORM DRAINAGE PIPE
- CENTRELINE OF GRASS SHALE
- TELEPHONE EASEMENT
- MISS UTILITY ORANGE PAINT
- TOE OF SLOPE
- TOP OF BANK
- TRAFFIC CONTROL EASEMENT

PROPERTY MARKER LEGEND

- FOUND SET
- DESCRIPTION
- PMF
- 0.4(17)
- 0.4(17)
- 0.4(17)

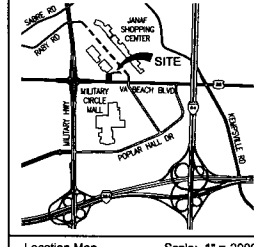
NOW OR FORMERLY
(DOC. REF.)
PARCEL GL-2, SUBDIVISION OF JANAF GROUND LEASED PARCELS
(M.B. 54, PG. 64)
ACCOUNT 26038002
GPN 1457398617
5800 E VIRGINIA BEACH BLVD
ZONED: C3, RETAIL CENTER DISTRICT

LEGEND (NOT TO SCALE)

- STORM DRAIN CATCH BASIN
- STORM DRAIN DROP INLET
- FLARED END SECTION
- STORM DRAIN MANHOLE
- PIPE EXTENSION
- ELECTRIC CONTROL BOX
- ELECTRIC PARKING FLOOD LIGHT
- ELECTRIC PARKING LIGHT
- ELECTRIC STREET LIGHT
- ELECTRIC TRANSFORMER
- FLAG POLE
- GAS MARKER
- PROJECT BENCHMARK
- SANITARY CLEANOUT
- HYDRO VALVE
- SANITARY MANHOLE

LEGEND (NOT TO SCALE)

- TEMPORARY BENCHMARK
- TRAFFIC STEEL BOLLARD
- TRAFFIC CONTROL BOX
- TRAFFIC CONTROL STRUCTURE
- HANDICAP PARKING
- TELEPHONE MANHOLE
- TELEPHONE UNDERGROUND PLATE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL
- TRAFFIC SIGNAL LIGHT
- TRAFFIC WHEEL STOP
- CITY BENCHMARK
- FIRE HYDRANT
- WATER METER
- WATER VALVE



NOW OR FORMERLY
(DOC. REF.)
PARCEL F-1
(M.B. , PG.)
ACCOUNT 00001129
GPN 1458404259
5800 E VIRGINIA BEACH BLVD
ZONED: C3, RETAIL CENTER DISTRICT

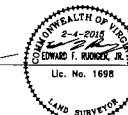
NOW OR FORMERLY
(DOC. REF. 990019135)
PARCEL B, PLAT OF SUBDIVISION OF PARCEL A AND PARCEL B
THOMAS R. LEE, OWNER
(M.B. 33, PG. 10)
ACCOUNT 26038419
GPN 1457484335
5840 E VIRGINIA BEACH BLVD
ZONED: C2, CORRIDOR COMMERCIAL DISTRICT

To B's Wholesale Club, Inc.,
Safe Harbor Title Company, its successors and assigns:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11(a), 13, 14, 16 and 18 of Table A thereof. The field work was completed on January 19, 2015.

AMERICAN ENGINEERING

EDWARD T. RIDGERS
PROFESSIONAL LAND SURVEYOR
LICENSE No. 16988



DATE: FEBRUARY 4, 2015

ALTA/ACSM LAND TITLE SURVEY OF PARCEL GL-7, JANAF GROUND LEASED PARCELS

NORFOLK, VIRGINIA
FOR
BJ's WHOLESALE CLUB, INC.

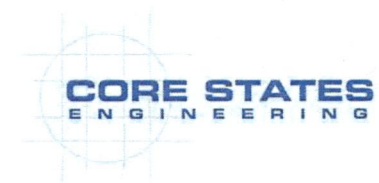
AMERICAN Engineering
American Engineering Associates - Southeast, P.A. Inc.
3361 Stonehenge Road
Virginia Beach, VA 23462
757-466-8000

Project/Drawn By: [Blank] Checked By: [Blank] Drawing Path: [Blank] Layout: [Blank]
15005 DWY EFR 1 8/1/2005 Screen 100% No auto panning this

SHEET 1 OF 1



PROPOSED FUELING FACILITY





February 4, 2015

Anthony Speight
President, Lake Taylor Civic League
P.O. Box 12753
Norfolk, VA 23514
laketaylorcivicleague@gmail.com

Dear Mr. Speight,

The Planning Department has received an application for a special exception to operate a new gas station at 5832 East Virginia Beach Boulevard.

This item is tentatively scheduled for the February 26, 2015 City Planning Commission public hearing.

Summary

This request would allow BJ's Wholesaler to redevelop the vacant outparcel site to accommodate a gas station for its customers. The location will not include a convenience store and no alcohol sales will be permitted.

	Proposed Operations
Hours of Operation	6:30 a.m. until 9:30 p.m., Monday through Saturday 6:30 a.m. until 7:30 p.m., Sunday

If you would like additional information on the request, you may contact the applicant, Peter Thomas at (774) 512-7964, or pthomas@bjs.com, or you may contact me at (757) 664-4750, or matthew.simons@norfolk.gov. A copy of the complete application is enclosed.

Sincerely,

Matthew Simons, CFM
City Planner II

cc: Oneiceia Howard, Senior Neighborhood Development Specialist
Oneiceia.Howard@norfolk.gov or (757) 664-6761

cc: The Honorable Paul R. Riddick – Ward 4 City Councilman
The Honorable Angelia M. Williams – Superward 7 Councilwoman, Vice-Mayor

Simons, Matthew

From: Moon Park <glebeexxon@gmail.com>
Sent: Thursday, February 26, 2015 12:22 AM
To: Simons, Matthew
Subject: BJ's Wholesale Club - Public Hearing - City Planning

Hi Matthew,

My name is Moon Park and I am the property owner of the 7-Eleven on 5827 E Virginia Beach Blvd. in Norfolk, VA.

I strongly object to BJ's Wholesale Club's request for a special exception to operate a gas station on 5832 E. Virginia Beach Boulevard, in light of the change in the character of the neighborhood brought by the gas station.

This type of lower end gas station will detract from the middle to higher end character of the shopping area which is its strongest economic draw.

In order to preserve the commercial zone's existing character and maintain an current target customer base for the benefit of this section of Norfolk, I recommend you deny the exception.

Regards,
Moon Park
(703) 336-3283

Simons, Matthew

From: Lake Taylor <laketaylorcivicleague@gmail.com>
Sent: Monday, March 23, 2015 6:21 AM
To: Simons, Matthew
Cc: Howard, Oneiceia; Riddick, Paul; Williams, Angelia M.
Subject: Re: Upcoming Special Exception request - BJ's Gas Station

Matthew,

The BJs exception was brought before the Civic League this past week. The Lake Taylor Civic League has no objection to the project to create a BJ's gas station.

Anthony Speight

On Wed, Feb 25, 2015 at 12:45 PM, Simons, Matthew <Matthew.Simons@norfolk.gov> wrote:

Thanks Anthony,

However, you actually will have more time though because the Planning Commission meeting tomorrow is also cancelled due to the upcoming weather.

The BJs item will now go before Planning Commission at their March 26th public hearing.

Let me know if the BJs item ends up going before the civic league at your next meeting.

Thanks!

Stay warm!

Matthew Simons, CFM

City of Norfolk

City Planner II

[757-664-4750](tel:757-664-4750)